

780-X-6-.02 Qualifying Experience - State Registered Real Property Appraiser. As of the date the application is filed with the Board, a minimum of ~~1000 hours~~ or 100 points of appraisal experience is necessary for approval for this license. In evaluating experience offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will look for the following minimum experience:

(a) ~~Points or Hours~~ Required Per Year. One years experience will require proof of completion of at least 100 ~~points~~ points of approved appraisals. A total of 100 points ~~or 1000 hours~~ is are required for a State Registered License. Experience shall be recorded on the log contained in the application. The log must contain all appraisals the applicant has signed or is entitled to claim for experience credit, beginning with the most recent appraisals (up to and including the date the application is filed with the Board) and going back, up to 5 years, until the required number of experience points is documented. Applicants may claim the full experience credit allowed for an appraisal, regardless of the number of signing appraisers, for all appraisals signed on or after January 1, 2014.

(b) Residential and Non-Residential Appraisals Counted. Appraisals of both residential and non-residential properties can be included in the experience points necessary for the State Registered License. Experience for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection.

(c) One Years Experience. A minimum of one calendar years experience shall be required for Licensure. Experience credit will be given for appraisals completed within the last five years.

(d) USPAP Compliance. Appraisals must comply with USPAP for points to be awarded for experience credit. The Board will select a representative sample of appraisals from the logs submitted by the applicant. The applicant will submit the selected sample for the Board to examine for compliance with USPAP. If the sample complies with USPAP the Board will consider that all of the experience submitted by applicant complies with USPAP. A determination by the Board that the sample does not comply with USPAP shall be presumptive that all of the appraisals submitted for experience credit do not comply with USPAP. The applicant then has the burden and shall have the opportunity to demonstrate that the experience claimed is USPAP compliant at a reconsideration hearing held pursuant to Rule 780-X-3-.05.

(e) State Registered Appraisal Points ~~or Hours~~.
State Registered maximum appraisal points shall be awarded as follows:

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| 1. | one unit dwelling (including a site) | 1 point or 10 hours |
| 2. | two to four unit dwelling | 2 points or 20 hours |
| 3. | residential lot (1-4 family) | $\frac{1}{2}$ point or 5 hours |
| 4. | residential subdivision sites (NOT TO EXCEED FIVE POINTS) | $\frac{1}{2}$ point or 5 hours
per lot |
| 5. | farm or timber acreage suitable for a house site less than 10 acres | 1 point or 10 hours |
| | 10-100 acres | 2 points or 20 hours |
| | over 100 acres | 3 points or 30 hours |
| 6. | all other unusual structures, acreages, which are much larger or more complex than typical properties described herein items 1 to 4 and 6 | submitted to committee for determination $\frac{1}{2}$ to 5 points |
| 7. | review appraisals shall be worth 20% of the points or hours awarded to the appraisal. | |
| 8. | restricted appraisal reports shall not exceed 25% of required experience points or hours. | |
| 9. | Rural residence - one unit primary dwelling. 10 acres or less | 1 point or 10 hours |
| 10. | Ranchette - Part time rural use 10 to 25 acres with main dwelling and outbuildings such as additional residence, barns or other outbuildings | 3 points or 30 hours |

Points ~~or hours~~ for non-residential appraisals shall also be awarded pursuant to section 780-X-6-.05 below.

(f) Appraisal Affidavits

1. Proof of appraisal affidavit will be submitted by the applicant as a notarized affidavit to include subject property address (street, lot square, subdivision, county) date of appraisal report, property type (including units, lots, acres), gross building area, client (name, contact person, address and telephone number), purpose of report with a tally of

the points or hours being required by the applicant, description of work performed by the applicant and scope of the review and supervision of the supervising appraiser; number of actual work hours by the applicant on the assignment, signature and state certification number of the supervising appraiser if applicable and any other information deemed appropriate by the committee.

2. Verification of experience can include any or all of:

(a) client verification of report at discretion of the committee.

(b) Submission of selected reports to the committee upon request as part of certification process where the report remains the property of the appraiser.

(c) Field inspection of all reports identified by the applicant at their offices during normal business hours.

Author: Alabama Real Estate Appraisers Board

Statutory Authority: Code of Ala. 1975, §34-27A-11.

History: Repealed and Replaced: Filed February 23, 1998; effective March 30, 1998. **Amended:** Filed June 18, 2003; effective July 23, 2003. **Amended:** Filed July 20, 2007; effective August 24, 2007. **Amended:** Filed November 25, 2008; effective December 30, 2008. **Amended:** Filed December 3, 2013; effective January 7, 2014. **Amended:** Filed March 25, 2014, effective April 29, 2013. **Amended:** Filed June 11, 2020